

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** Sovereign Development Group,  
Inc./Sovereign Seven

**Case #:** 16-R-03

**Date:** 2/25/03

**Comments:**

- 1) A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the proposed building penetrates the imaginary surfaces around Fort Lauderdale Hollywood International Airport. The building may be exempt from needing to file if it meets the requirements of CFR Part 14 FAR Part 77.15 Construction or Alteration not requiring notice.
- 2) A second Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA for any construction crane or equipment that will exceed the height of the building.

**Recommendations:**

- 1) The two notices should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Sovereign Development Group,  
Inc./Sovereign Seven

**Case #:** 16-R-03

**Date:** 2/25/03

**Comments:**

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. It appears that a three (3) foot right of way dedication and an associated corner chord is required on Andrews Avenue to satisfy the Broward County Trafficways Plan. A 106 ft. right of way width is identified on the County's plan for meeting the required width. Please contact Fred Rosa or Brad Terrier at the Broward County Engineering Division office to determine the exact geometry required and obtain forms for dedicating this land prior to final DRC approval.
3. Please provide a paving, grading, and drainage plan prepared by a State of Florida Licensed engineer for the additional parking spaces to be provided on this site.
4. Insufficient stacking is provided at each entrance from S.W. 33 Street. A twenty-two (22) foot stacking distance is required from this non-trafficway from the property line to the first parking space.

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

Page 2 (Engineering Comments)

DRC Case No. 16-R-03

5. Please indicate the location of the trash enclosures shown on the detail on the cover sheet.
6. A permit shall be required from Broward County Engineering Division for any new access, sidewalk, and curb work in Andrews Avenue.
7. Please identify the largest vehicle (specification by AASHTO) that will require access through this site and provide inside and outside radii on the site plan sufficient to support that vehicles required geometry for circulation through the site. It appears that a WB-50 template will be selected.
8. Please provide additional backout area (pavement) for the handicap space at the end of the most westerly parking aisle on the site.
9. Indicate sidewalk on S.W. 33 Street along the right of way line (within S.W. 33 Street right of way).
10. All intersections and driveways which intersect with the sidewalk shall be designed with the truncated dome detectable warning template.
11. Please review and ensure the required 10 x 10 foot sight triangles are provided for at all access locations and within the site wherever sight distance may be compromised.
12. Provide photometric (lighting) design in conformance with Section 47-20.14 of the Code of Ordinances for the additional ingress and parking proposed.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Sovereign Development Group,  
Inc./Sovereign Seven

**Case #:** 16-R-03

**Date:** 2/25/03

**Comments:**

1. Flow test required
2. Show hydrant location
3. Fire sprinkler system appears to be required as per FFPC F-16.
4. Show fire mains.
5. Rear exits from building may not be restricted by property line

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

<b>Division:</b>	Info. Systems	<b>Member:</b>	Mark Pallans (GRG) 954-828-5790
<b>Project Name:</b>	Sovereign Development Group, Inc./Sovereign Seven	<b>Case #:</b>	16-R-03
<b>Date:</b>	2/25/03		

**Comments:**

No apparent interference will result from this plan at this time.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Sovereign Development Group,  
Inc./Sovereign Seven

**Case #:** 16-R-03

**Date:** 2/25/03

**Comments:**

1. Where a vehicular use area adjoins a R.O.W., a 5' minimum landscape buffer is required. Where there is an abutting property, this would be 2 ½'. Also, a continuous screen is required.
2. Indicate any utilities that would affect proposed construction (such as overhead powerlines) on the Landscape Plan. All Tree installation must be in accordance with FPL guidelines.
3. Indicate any existing trees or palms on the property, their names and sizes. All Tree Preservation Ordinance requirements apply.
4. The Live Oak street trees along 33 St. should be in the R.O.W. unless there are mitigating factors , such as overhead powerlines.
5. Indicate requirements for irrigation.
6. Final signoff plans to be sealed by the Landscape Architect.

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Planning

**Member:** Kevin Erwin  
954-828-6534

**Project Name:** Sovereign Development Group,  
Inc./Sovereign Seven

**Case #:** 16-R-03

**Date:** 2/25/03

**Comments:** Site Plan Level II / 52,050 sq ft warehouse & 1,700 sq ft office

1. This is a new use and must meet all current code requirements.
2. Show and label all adjacent rights-of-way. Dimension to centerline of all adjacent r-o-w's.
3. Dimension all drive aisles and parking spaces. Provide dimensions for all landscape islands and landscape areas.
4. Show the outline of all adjacent buildings on the site plan. Show all adjacent sidewalks on the site plan.
5. Indicate the location of all exterior lighting fixtures on the site plan and landscape plan.
6. The exit door in the northwest corner of building 1 appears to extend beyond the property line when open.
7. Is the parking in the right-of-way existing or proposed. Is it public or private.
8. Provide a cross section through the parking lot, sidewalk and bays.
9. All landscape islands must be curbed at the ends.
10. Discuss vehicle stacking requirements with the Engineering Rep.
11. Indicate the location of all dumpsters on the site plan.
12. Continue the sidewalk on Andrews Avenue across the proposed driveway. A five foot sidewalk is required along 33<sup>rd</sup> Street

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

Page 2 (Planning Comments)

DRC Case No. 16-R-03

13. Discuss providing more architectural detailing on elevations facing the street.
14. Show the outline of all rooftop equipment on the elevation drawings.
15. Provide information on color and materials on the elevation drawings.
16. Provide a photometric diagram of the parking area.
17. Additional comments may be forthcoming at the DRC meeting.



**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

<b>Division:</b>	Police	<b>Member:</b>	Det. Gary J. Gorman 954-828-6421
<b>Project Name:</b>	Sovereign Development Group, Inc./Sovereign Seven	<b>Case #:</b>	16-R-03
<b>Date:</b>	2/25/03		

**Comments:**

1. Will impact resistant glass be used?
2. Will there be an on-site security guard?
3. Will there be an on-site Manager? What will hours of operation be? Will these hours be controlled?
4. Will there be a security fence/gate at project openings?
5. Will this fence/gate be electronically controlled by card access system? If not, how will access to project be controlled?
6. Will CCTV be used on-site?
7. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
8. Will all garages have secondary locking devices?
9. Will rear entry doors have 180 degree viewing devices? (peep hole)
10. All entry doors and locking devices will have sufficient security rating.
11. Will each unit have a perimeter security system to include glass break detection, and panic buttons for emergency conditions?

**Please submit comments in writing prior to DRC sign-off.**

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Sovereign Development Group,  
Inc./Sovereign Seven

**Case #:** 16-R-03

**Date:** 2/25/03

**Comments:**

1. Indicate all setback dimensions to each building on the site plan.
2. Discuss handicap access maneuvering conflicts with applicant. (Walkways and doors).
3. Indicate all roof mounted equipment and equipment located at grade pursuant to sections 47-19.2.S and 47-19.2.Z.
4. A photometric lighting plan is required pursuant to section 47-20.14 prior to final DRC review.
5. Additional comments may be forthcoming at DRC meeting.